

**ARTICLE X**  
***Residence District R-3***

**§ 180.26. Permitted and CONDITIONAL USES. [Amended 8-5-20 by Ord. No. 1136]**

In this district, the land may be used and BUILDINGS and STRUCTURES may be erected, altered or used for the following purposes and no other:

180.26.1. Permitted uses.

180.26.1.1. Single-FAMILY detached DWELLING.

180.26.1.2. Garden, including TRUCK garden.

180.26.1.3. CHURCH.

180.26.1.4. Public and parochial schools.

180.26.1.5. Any BOROUGH or PUBLIC BUILDING.

180.26.1.6. Municipal playgrounds, parks and recreational areas.

180.26.1.7. Country or golf club when authorized as a special exception.

180.26.1.8. ACCESSORY STRUCTURES, in accordance with Article XXV.  
**[Amended 8-5-20 by Ord. No. 1136 & 1137]**

~~180.26.1.8.1. A MINOR GARAGE.~~

~~180.26.1.8.2. A nameplate not exceeding one half (1/2) square foot in area.~~

~~180.26.1.8.3. An ACCESSORY USE BUILDING in accordance with Article XXV. **[Added 3-18-70 by Ord. No. 471]**~~

~~180.26.1.9. PRIVATE SWIMMING POOL. **[Added 7-7-76 by Ord. No. 543] [Repealed 6-15-22 by Ord. No. 1154]**~~

180.26.2. CONDITIONAL USE. **[Added 8-5-20 by Ord. No. 1136]**

180.26.2.1. ESSENTIAL SERVICES, subject to Article XLIII.

**§ 180.27. Area and bulk regulations.**

In this district, the minimum dimensions of LOTS, yards and other open spaces and the area of LOT required per FAMILY housed thereon shall be as follows:

180.27.1. A LOT with a minimum width of fifty (50) feet and a minimum area of seven thousand five hundred (7,500) square feet per FAMILY shall be provided for every BUILDING erected, altered or used in whole or in part as a DWELLING, provided that in the case of a LOT held in single and separate ownership at the effective date of this chapter having smaller dimensions or having an area less than seven thousand five hundred (7,500) square feet, a DWELLING may be built thereon as a special exception when authorized by the BOARD, and provided the required FRONT and SIDE YARD restrictions are in compliance with this chapter or comply with the existing BUILDING location or restrictions and limitations applicable to at least eighty percent (80%) of the property located in the same block as the subject property, such eighty percent (80%) not to include the subject property. **[Amended 3-16-83 by Ord. No. 659]**

180.27.2. There shall be a FRONT YARD having a depth of not less than thirty-five (35) feet at any point, provided that the FRONT YARD may be decreased on new subdivision prior to recording to not less than twenty-five (25) feet at any point when authorized as a special exception by the BOARD upon recommendation by the COMMISSION. In considering applications for special exceptions, the BOARD shall give consideration to the topography of the land, to BUILDING lines established for LOT plans prior to the effective date of this chapter and to the FRONT YARDS of other DWELLINGS on the STREET. Where FRONT YARD restrictions greater than thirty-five (35) feet have already become established, they shall be continued in the future use of the LOT and in further developing the STREET, and nothing in this chapter shall be construed as lessening such existing restrictions.

180.27.3. On each LOT other than a CORNER LOT, there shall be a SIDE YARD of not less than five (5) feet at any point on each side of a DWELLING or MINOR GARAGE. In the case of nonresidential STRUCTURES, no SIDE YARD shall be less than twenty-five (25) feet wide at any point.

180.27.4. There shall be a REAR YARD the depth of which shall not be less than forty (40) feet at any point.

180.27.5. In the case of a CORNER or THROUGH LOT, the yards abutting STREETS shall be considered as FRONT YARDS and shall be governed by the provisions of **§ 180.27.2** of this section.

180.27.5.1. For a CORNER LOT, the REAR YARD shall be defined as the yard opposite from the address side of the dwelling. The yard adjacent to the REAR YARD that does not abut a street shall be a SIDE YARD.

180.27.5.2. For a THROUGH LOT, the REAR YARD shall be defined as the yard opposite from the address side of the dwelling. **[Repealed and replaced 5-4-22 by Ord. No. 1152]**

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180.27.6. No more than forty per cent (40%) of the area of any LOT may be occupied by the DWELLING unless authorized as a special exception to this chapter.<sup>1</sup>

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<sup>1</sup> Editor's Note: Former Subsection 180.27.7, regarding PRIVATE SWIMMING POOLS, added 7-7-76 by Ord. No. 543, which immediately followed this subsection, was repealed 1-2-91 by Ord. No. 769. For current provisions, see Ch. 160, Swimming Pools.